139.0	0001	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,044,500 / 1,044,500
					USE VALUE:	1,044,500 / 1,044,500
					ASSESSED:	1,044,500 / 1,044,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
143		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FORBES CAROL SENOPOULOS/ TRUS
Owner 2:	CAROL SENOPOULOS FORBES TRUS
Owner 3:	-1992
Street 1:	143 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FORBES SENOPOULOS CAROL -
Owner 2:	-
Street 1:	143 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Wood Shingle Exterior and 2209 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	477,500		567,000	1,044,500
Total Card	0.161	477,500		567,000	1,044,500
Total Parcel	0.161	477,500		567,000	1,044,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 472.84 | /Parcel: 472.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	89157
GIS Ref	
GIS Ref	
Insp Date	11/08/18

!10737!

PREVIOUS ASSESSMENT

Parcel ID: 139.0-0001-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	477,600	0	7,000.	567,000	1,044,600	1,044,500	Year End Roll	12/18/2019
2019	101	FV	353,500	0	7,000.	598,500	952,000	952,000	Year End Roll	1/3/2019
2018	101	FV	353,500	0	7,000.	441,000	794,500	794,500	Year End Roll	12/20/2017
2017	101	FV	353,500	0	7,000.	422,100	775,600	775,600	Year End Roll	1/3/2017
2016	101	FV	353,500	0	7,000.	390,600	744,100	744,100	Year End	1/4/2016
2015	101	FV	345,500	0	7,000.	327,600	673,100	673,100	Year End Roll	12/11/2014
2014	101	FV	345,500	0	7,000.	320,000	665,500	665,500	Year End Roll	12/16/2013
2013	101	FV	345,500	0	7,000.	304,900	650,400	650,400		12/13/2012

PRINT

Date	Time
12/11/20	01:00:55

LAST REV

Date	Time
04/21/20	11:29:24
mmcmakin	
10737	

USER DEFINED

Prior Id # 1:	89157
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORBES SENOPOUL	74295-239	1	3/17/2020	Convenience	99	No	No		
FORBES HAROLD W	23111-459		4/26/1993		1	No	No		Harold W. Forbes dod 2/18/2020

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2002	462	Re-Roof	6,000	C				
2/15/1995	64	Redo Bat	8,000					REMODEL BATHS
3/23/1993	69	Redo Kit	29,000					REM KIT AND BATH

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
11/14/2008	Meas/Inspect	336	PATRIOT
12/13/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	90.	0.90	10									567,000						567,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 567,000 | Spl Credit | Total: 567,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22283137
Const Adj.:	0.99287075
Adj $ / SQ:	151.764
Other Features:	132800
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	586655
Depreciation:	109118
Depreciated Total:	477537

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 2		HB 2		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1993
Baths:	1995
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

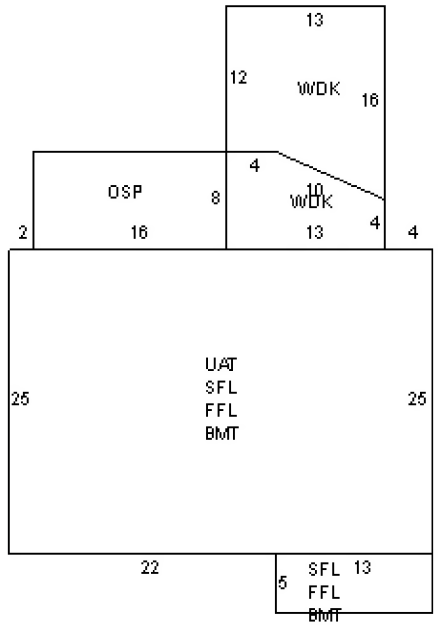
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	183.63
Special Features:	0	Val/Su Net:	141.27
Final Total:	477500	Val/Su SzAd	260.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	940	57.370	53,925
FFL	First Floor	940	151.760	142,658
SFL	Second Floor	893	151.760	135,525
WDK	Deck	260	9.780	2,542
UAT	Upper Attic	219	60.710	13,279
OSP	Screen Porch	128	32.100	4,109

Net Sketched Area:	3,380			Total:	352,038
Size Ad	1833	Gross Are	4083	FinArea	2209

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

139.0-0001-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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